

1. This grant authorizes the use of a mobilehome for a caretaker's residence, as depicted on the approved Revised Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 11 and 12.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant will expire unless used within 2 years from the date of approval. A one-

year time extension may be requested in writing with the payment of the applicable fee, at least six (6) months before the expiration date.

7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. **This grant will terminate June 4, 2007.**

Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. At least six (6) months prior to the expiration of this permit and in the event that the Permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning, whether or not any modification of the use is requested at that time.

10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) annual inspections**. **Inspections shall be unannounced.**

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Within fifteen (15) days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing

and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.00.

12. In accordance with the Project Changes/Conditions due to Environmental Evaluations, dated and signed by the applicant on April 3, 2002, the permittee shall deposit the sum of **\$3,000.00** with the Department of Regional Planning within thirty (30) days of the approval date of this grant in order to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Program.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

19. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of a revised Exhibit "A", page 1 of 4, similar to that presented at the public hearing, that depicts all required project changes, including: 1) a minimum of one (1) on-site parking space for the caretaker's unit, 2) all equipment buildings and towers labeled, 3) all gates and fencing on the property line of the subject property, 4) location of water tank, 5) location of septic tank, and 6) placement of two (2) nesting boxes for Peregrine Falcons. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A". All revised plot plans must be accompanied by the written authorization of the property owner.
20. The construction and maintenance of the caretaker's mobilehome shall be further subject to all of the following restrictions:
  - a. This grant shall not be effective nor shall any building permit or other approval allowing development of the site pursuant to this grant be issued, including approval of the revised Exhibit "A", until such time that evidence of legal access from Latigo Canyon Drive to the subject property is demonstrated to the satisfaction of the Director;
  - b. Upon approval of the revised Exhibit "A", the applicant shall apply for building permits for the existing caretaker's residence from the County of Los Angeles Department of Building and Safety;
  - c. The permittee shall comply with all conditions set forth in the County of Los Angeles Department of Regional Planning Project Changes/Conditions due to Environmental Evaluation and corresponding Mitigation Monitoring Plan;
  - d. The permittee shall obtain a Coastal Development Permit from the California Coastal Commission for the placement of the caretaker's unit;
  - e. The permittee shall obtain a permit from the County of Los Angeles Department of Health Services for the proposed septic system;
  - f. The permittee shall maintain a 5,000 gallon water tank on the subject property, the tank shall be permitted from the County of Los Angeles Department of Health Services;
  - g. Night lighting shall be low intensity, shielded, at low height, and directed downward and away from other natural areas. Use of motion detectors shall be used for outdoor lighting;

- h. The permittee shall provide two (2) nesting boxes on poles for Peregrine Falcons on the subject property;
- i. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
- j. The permittee shall maintain a minimum of one (1) on-site automobile parking space for use by the caretaker;
- k. The grant herein is for five (5) years and a permanent caretaker residence is not permitted as part of this grant;
- l. Only bonafide caretakers and the caretaker's immediate family shall occupy said caretaker's residence. No rent of any kind shall be charged for use of the caretaker's residence;
- m. Should the property cease to function as an "antennae farm", the caretaker's residence shall be removed or modified to be in conformance with the zoning ordinance requirements;
- n. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises under which the permittee has control;
- o. The caretaker mobilehome shall not contain more than one dwelling unit;
- p. The placement of the caretaker mobilehome shall be at a location where the erection of a residential structure is otherwise permitted;
- q. All on-site activity, including storage, shall take place at least five feet outside the dripline of any oak tree, unless an Oak Tree Permit has first been approved;
- r. The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.

Attachments

Project Changes/Conditions/Mitigation Monitoring Program

RJF:KMS  
08-06-03